

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 12, 2014**

PRESENT: Peter F. Murphy, Springfield District  
Frank A. de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
James R. Hart, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
John C. Ulfelder, Dranesville District  
James T. Migliaccio, Lee District  
Earl L. Flanagan, Mount Vernon District  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
Janyce N. Hedetniemi, Commissioner At-Large  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None.

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The meeting was called to order at 8:28 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Murphy recognized Colin Dumphry in the audience, who was a member of the Boy Scouts in the Springfield District and was attending the meeting for his community service merit badge.

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Commissioner Lawrence stated that he had been absent from the Planning Commission for the past several weeks and thanked Commissioners Hart and Hedetniemi for filling in for him on the Providence District cases that had been scheduled during his absence.

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Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2014-LE-030, SUSANA MARIA TRUPO, ISLAND CREEK DAY CARE, TO A DATE CERTAIN OF DECEMBER 3, 2014.

Commissioner Sargeant seconded the motion, which carried by a vote of 12-0.

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SE 2013-DR-019/2232-D-13-9 – CWS VII, LLC & THE TRUSTEES OF ANDREW UNITED METHODIST CHURCH (Decisions Only) (The public hearing on these applications was held on October 30, 2014.)

Commissioner Ulfelder: Thank you, Mr. Chairman. This evening we have a decision only for a concurrent 2232 and Special Exception application for a telecommunications tower disguised as a 120-foot tall bell tower and approval to permit an existing church with a nursery school as a Special Exception use, whereas it is now approved as a Special Permit use. The telecommunications facility is on property owned by the Andrew Chapel United Methodist Church on Route 7 at the intersection with Trap Road. This application has been in the works since mid-2013 before I joined the Commission and has gone through a number of changes and revisions on route to the Planning Commission and to the Board of Supervisors. During this time, it also has been the focus of various open meetings with members of the church and residents of the surrounding neighborhoods, as well as several balloon flies to demonstrate the proposed height of the telecommunication facility. Many questions were asked and various concerns were voiced. As the application moved through the County review process with a few fits and starts, some members of the adjacent Shouse Village Neighborhood formed a group, Stop Andrew Chapel Cell Tower (SACCT), to express their opposition to the proposed tower. I have attended meetings to understand the support and opposition to this application. We have also received voluminous amounts of correspondence and other material in connection with this application. The SACCT group in particular has raised a wide range of issues and arguments – and has submitted detailed materials in support of their position. They have argued strenuously that as proposed – as proposed, the bell tower telecommunications facility is massive, ugly, offensive, and would be a visual blight on their community and the surrounding area that will lower their property values. For the reasons that follow, I am not persuaded by these arguments. Our decision on the 2232 application is guided by the Comprehensive Plan and, in particular, Objectives 42 and 43 of the Policy Plan Element of the Comprehensive Plan under Mobile and Land-Based Telecommunications Services. Under *Virginia Code* 15.2232, we must determine whether the location, character, and extent of the proposed bell tower at its proposed location is substantially in accordance with the Plan. After carefully reviewing the application, staff report, and the other materials and arguments submitted for the record, I have concluded that this application substantially conforms to the Comprehensive Plan. Staff has thoroughly articulated the grounds for approval thoroughly in the staff report so I will refrain from reiterating all of those points here. I will, however, briefly highlight some of the factors leading to this decision. First, the application does propose construction of a new tower while Objective 42, Policy A, encourages avoiding construction of new structures. I am familiar with this area and am satisfied with the applicant's conclusion that there are no existing tall structures available to address coverage and capacity needs in the target area. There is one existing facility at the Providence Baptist Church, which is approximately a half mile to the east of the proposed bell tower. Verizon Wireless' engineer makes it clear that the steeple facility, with antenna space at approximately 55 feet, is too low to provide the same coverage to the target area. I think it is important to note that, in any event, there is only one slot available at the Providence Baptist Church and no room to co-locate as many as three additional carriers, which could be accommodated at the proposed Andrew Chapel bell tower. When existing structures are not available or co-location is not appropriate because of service needs, Objective 42, Policy B, recommends locating new structures on properties that provide the greatest opportunity to conceal the facilities and minimize visual impact. The applicants have proposed to locate the bell

tower on a 7-acre parcel of property in a location that maximizes the distance between the facility and residential properties. Other than the Covance property across the street that was not interested in hosting a telecommunications facility, the subject property is one of the larger parcels of property in this vicinity. The size of the parcel allows for substantial setbacks of the tower that would be impossible on a smaller lot. Further, the proposed tower and supporting equipment structures have been relocated on the property, relative to prior applications, in order to reduce visibility from certain locations. The facility's proposed siting near Leesburg Pike also allows this major arterial to provide additional buffering to properties across and in the vicinity of Leesburg Pike. In fact, disguised as a bell tower, it will not be readily apparent to anyone driving past on Route 7 or in the area that it is, in fact, a telecommunications facility bristling with antennas. Thus, in many respects, it is visually similar to the bell tower telecommunications facility located at the Dranesville United Methodist Church approximately three miles to the west of this proposed site and also visible from Route 7. Objective 42, Policy D, provides that when multiple sites provide similar or equal opportunity to minimize impacts, public lands should be the preferred location. This policy recommendation has touched off a controversy over whether the Fairfax County Fire and Rescue Station – Station 42 – located at the corner of Beulah Road and Route 7 approximately one mile west of the Andrew Chapel site should be the preferred location. Originally, it was thought that Station 42 could not be considered as a possible location for a telecommunications facility based on communication with the Facilities Management Division and the applicant. During the review of this application, it became apparent that it could possibly be considered for a telecommunications facility, but that it would need the approval of a concurrent 2232, Special Exception, and a Proffer Condition Amendment to site such a facility on the Station 42 property. The application does not propose a location for its facility on the Fire Station property that would allow for a comparison of impacts because the Fire Station is outside of the coverage area it is targeting with this application. While the propagation maps indicate that a similar telecommunications facility at the Station 42 site could cover a portion of the target area, it is still only 50 to 60 percent overlap, which still leaves a coverage need for the area west of Tysons and east of Station 42. The applicant in this case has indicated a possible future interest in the Station 42 site in order to continue to fill the carriers' coverage and capacity gap between Tysons and the Difficult Run Stream Valley to the west. The record indicates that there are no other viable sites between the church site and the Station 42 site that can meet the carriers' needs. Thus, I believe it is clear that the proposed Andrew Chapel bell tower facility is the site that can best meet the needs of the carriers' target area. I also find that the application substantially conforms to the Comprehensive Plan in terms of the character and extent of the proposed facility. The applicants have minimized visual impacts on the surrounding area, in accordance with Objective 42, Policy C, by camouflaging the facility as a bell tower, lowering the height of the tower from 140 to 120 feet, narrowing the width of the three sides, spacing the concealment panels farther apart vertically to reduce their visual mass, and replacing the proposed flame on the site with a simple cross. This stealth design is conceptually compatible with the church use and all antennas will be hidden from view by concealment panels. The applicants have also demonstrated conformance to Policy K through a balloon fly and photographic simulations showing that views of the facility are mitigated by the structure's design, existing and proposed vegetation, the overall surrounding area, and distance from residential properties. Even with all of these changes and landscaping, the bell tower will be visible from certain points and the existing vegetation, as well as the additional trees, will never be tall enough to completely hide the bell tower. Nevertheless, I agree with Staff's assessment that the Plan does not require telecommunications facilities to be invisible. They should, instead,

be designed and located to provide the greatest opportunity to conceal the facilities and mitigate their visual impact. In this case, I believe that the revised bell tower design is appropriate on the Andrew Chapel Church property and significantly reduces the visual impact of the structure. In addition, the issue of visibility from vehicles on Route 7 and some of the surrounding properties that will have a view of a portion of the bell tower has been analyzed well in the Staff Report and the proposed conditions, including the additional landscaping, will help further reduce the visual impact of the proposed bell tower. In concluding that the proposed facility is substantially in accordance with the Comprehensive Plan, I have not ignored the opposition's contention that the applicants have failed to demonstrate any need for this facility and the application should therefore be denied under Objective 42, Policy C. I disagree. I think it is important to note that the applicant in this case, Community Wireless Structures – or CWS – is not a wireless communications carrier. It sites, permits, builds, and then leases space to the carriers, such as Verizon Wireless, Sprint, T-Mobile, and AT&T, on what are essentially privately owned telecommunications towers. In turn, CWS pays rent for its towers to the land owner, in this case Andrew Chapel United Methodist Church. Thus, CWS is dependent on pursuing sites that the carriers, its potential lessees, deem are necessary for them to provide adequate wireless coverage in a target area, as well as to meet their current and projected need for additional capacity and usage in the same area. In this case, if the application is approved and the tower built, Verizon Wireless has provided CWS with a letter of intent to install its antennas at a height of 115 feet. T-Mobile has provided CWS with a letter of interest to install its antennas at a height of 105 feet. And Sprint has provided CWS with a letter of interest to install its antennas at a height of 95 feet. Therefore, I believe it is fair to conclude that three of the major wireless service carriers see a need to provide better coverage and increase the capacity in the area that would be served by this proposed telecommunications facility. The applicant has submitted coverage maps based on propagation models regularly developed and used by the carriers to determine where additional or improved service is needed that indicate that the proposed tower will help meet that need. In this – in his October 7, 2014 letter and discussion at the October 30<sup>th</sup> public hearing, Verizon Wireless' independent engineer explained the basis for the approach used by the carriers for determining need, as well as why the industry approach is appropriate for such a determination, particularly as compared with other data submitted for the record. In addition, the Planning Commission has received a number of communications from other residents of the area and church members indicating that at times and in certain areas around the church and Shouse Village, the current wireless service is inadequate. Based on this data and information, I think it is reasonable to assume there is a need for additional and improved service in the target area and that the proposed church bell tower would help meet that need. Finally, the application is required to, and does satisfy, the 17 applicable Special Exception standards. These include being in harmony with the Comprehensive Plan and purpose and intent of the zoning district – and not adversely affecting the use or development of adjacent properties, in accordance with the zoning district and Comprehensive Plan. With the design of the bell tower, the location near Route 7 – which maximizes the distance from surrounding properties – and the existing and proposed landscaping, and as fully outlined in the staff report, I believe the standards are met. Therefore, Mr. Chairman, my first motion – I MOVE THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-D13-9 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15-2.2232 OF THE *CODE OF VIRGINIA*, AND THEREFORE IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to approve 2232-D13-9, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Ulfelder.

Commissioner Ulfelder: Do we need to ask the representative of the applicant to-

Chairman Murphy: On the Special Exception, yes.

Commissioner Ulfelder: -on the – we'll do that after we move on the motion?

Chairman Murphy: I would do it now before we make the motion.

Commissioner Ulfelder: Yes. Is there the-

Chairman Murphy: Mr. Donohue.

Commissioner Ulfelder: Mr. Donohue, yes.

Ed Donohue, Applicants Agent, Donohue & Stearns, PLC: Mr. Chairman – Ed Donohue, on behalf of the applicant – yes sir.

Commissioner Ulfelder: Does the applicant fully accept the proposed development conditions to the Special Exception that are dated, I believe, October 14<sup>th</sup>?

Mr. Donohue: Yes sir, we do.

Commissioner Ulfelder: Okay, thank you.

Mr. Donohue: Thank you.

Commissioner Ulfelder: Therefore, Mr. Chairman I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE 2013-DR-019, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 14, 2014, CONTAINED IN APPENDIX 1 TO THE STAFF REPORT AND THE MODIFICATION OF SECTION 13-303 AND 13-304 OF THE ZONING ORDINANCE FOR TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO PERMIT THE LANDSCAPING AND BARRIERS, AS SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2013-DR-019, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: Mr. Chairman?

Chairman Murphy: Mr. Lawrence.

Commissioner Lawrence: Point of clarification. I do support the motion. I did not – I was not present that night – the night of the public hearing. But I did look at the TV.

Chairman Murphy: Okay, thank you very much.

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(Each motion carried by a vote of 12-0.)

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#### ORDER OF THE AGENDA

Secretary Hall established the following order of the agenda:

1. CODE AMENDMENTS (PROPOSED AMENDMENTS TO THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA REGARDING THE ADJUSTMENT OF THE FEES CHARGED BY LAND DEVELOPMENT SERVICES FOR PLAN REVIEW, PERMITS, AND INSPECTION SERVICES) (Countywide)
2. PA 2013-III-UP1 – COMPREHENSIVE PLAN AMENDMENT (LAKE ANN VILLAGE CENTER/RESTON CRESCENT) (Hunter Mill District)
3. PA 2013-III-FC1(A) AND PA S13-III-FC1 – COMPREHENSIVE PLAN AMENDMENT (FAIRFAX CENTER AREA SUBURBAN CENTER PHASE I) (Braddock, Providence, Springfield, and Sully Districts)

This order was accepted without objection.

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CODE AMENDMENTS (PROPOSED AMENDMENTS TO THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA REGARDING THE ADJUSTMENT OF THE FEES CHARGED BY LAND DEVELOPMENT SERVICES FOR PLAN REVIEW, PERMITS, AND INSPECTION SERVICES) – Code of Virginia §§ 15.2-107, 15.2-2204, 15.2-2241(A)(9), 15.2-2286(A)(6), 36-

98.3, 36-105, and 62.1-44.15:54(J), the amendments propose to increase fees charged by Land Development Services, Department of Public Works and Environmental Services, and the Fire Prevention Division (Fire Marshal), pursuant to Chapter 2, Art. 1, Sec. 2-1-4 (Property Under County Control), Chapter 61, Art. 1, Sec. 61-1-3 (Building Provisions), Chapter 101, Art. 2, Sec. 101-2-9 (Subdivision Ordinance), Chapter 104, Art. 1, Sec. 104-1-3 (Erosion and Sedimentation Control), and Chapter 112, Art. 17, Part 1, Sec. 17-109 (Zoning Ordinance) of the County Code, for plan review, permits, and inspection services. In general, the Land Development Services and Fire Marshal fees will increase by approximately 20.0%, with some fees increasing by up to 21.9% due to rounding, with the following exceptions: Fees related to modular residential units; review of grading plans for building permits on existing lots that are not within a subdivision currently bonded with the County and parcels with lots of 5 acres or more; the additional equipment fees for vertical transportation permits; the additional plan review fees for stormwater management and best management practices; and the permit fees for discharges of stormwater from construction activity, remain constant. Pursuant to the current regulations and policies, no fee is charged to: (1) repair, replace, or otherwise re-construct a residential, commercial or industrial structure damaged as the result of a catastrophic event; (2) install solar energy equipment, replace defective sprinkler heads or construct radiation fallout or blast shelters; (3) review a recycling plan; (4) submit requests for exemptions under the Chesapeake Bay Preservation Ordinance; (5) submit request for approval to use an innovative water quality or detention facility; or (6) review 2nd submission of site plans with public improvements only. Permit fees for amusement devices and carnival rides will increase by as much as \$50.00, and generators and associated temporary wiring used for exclusively for amusement device events will decrease. The fees for such permits will be charged in accordance with the maximum specified in the Virginia Amusement Device Regulations, and the listed amounts will be removed from Appendix Q and Chapter 61. Additional changes are being made to the fee schedule, including: Revising the Tenant Layout permit fee requirement to provide verifiable construction cost data; Deleting the mechanical permit fee for Automotive lifts; and Modifying the site inspection fee for agreement extensions allowance for permitted reductions. Other editorial changes are being made to the fee schedule, including: Reformat the fee schedule, such as to separate numeric amounts from the text, and reconfigure the tables, to facilitate greater ease of document management; Add the specific value when the fee is the "base fee"; Revise the text to clarify that a single fee is charged

for ductwork, piping of equipment or combination, for use groups other than R-3, R-4 and R-5; Revise terminology to be consistent with other County Codes; and other minor editorial changes. In addition, updates are being made to Chapter 61 to delete the fee amounts that were relocated to Appendix Q upon its adoption, and renumber paragraphs accordingly. COUNTYWIDE. PUBLIC HEARING

Jerry Stonefield, Site Code Research and Development Branch, Land Development Service (LDS), presented the staff report, a copy of which is in the date file.

Mr. Stonefield then recognized James Patteson, Director, Department of Public Works and Environmental Services (DPWES), to provide additional comments about the proposed fee increases.

Mr. Patteson described the recent challenges faced by staff for LDS, DPWES, and the Fire Marshal, citing the impact of economic factors, increasing workloads, increasing complexity, changes in staff personnel, and industry feedback. He noted the need to improve the services offered by these departments and explained that the fee increase would facilitate improvements by funding additional positions and other work plan initiatives, such as an enterprise fund study. In addition, Mr. Patteson said that the proposed amendments would not affect the County's general fund, adding that staff had coordinated with industry representatives on these amendments, who had expressed support for the proposed fee increases.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Scott Adams, 1750 Tysons Boulevard, Suite 1800, McLean, representing the National Association for Industrial and Office Parks (NAIOP), said that NAIOP represented commercial real estate developers and owners and noted that the Northern Virginia chapter had approximately 900 members. He stated that he supported the proposed fee increases because they would improve the efficiency of the application process. He also acknowledged the need for additional staff. Mr. Adams indicated that if the Code amendments were adopted, then he favored making the fee increases subject to certain goals, as articulated in a letter submitted by NAIOP. He emphasized the importance of maintaining the efficiency of the application process, stating that this facilitated economic development in the County. Mr. Adams also stated that he favored studies that explored the possibility of implementing an enterprise fund to further improve efficiency. (A copy of the letter is in the date file.)

Helman Castro, 14532 Lee Road, Chantilly, representing Northern Virginia Building Industry Association (NVBIA), expressed support for the proposed amendments, aligning himself with remarks made by Mr. Adams. He commended the Commission for their commitment to encouraging development in the County. He also said that NVBIA had participated with the Fairfax County Land Improvement Steering Committee. He then stated that NVBIA had met with staff to discuss improvements to the land development process and expressed support for the fee increases proposed by the amendments. Mr. Castro also echoed remarks from Mr. Adams



regarding the importance of ensuring that the fee increases met certain goals, adding that NVBIA would continue coordinating with the County to ensure that these goals were met.

There being no more speakers, Chairman Murphy called for closing remarks from Mr. Stonefield, who declined. There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hedetniemi for action on this case.

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Chairman Murphy: Public hearing is closed. Ms. Hedetniemi.

Commissioner Hedetniemi: Thank you, Mr. Chairman. Mr. Chairman, I think that it's commendable that we have people who speak in favor of this motion, this Amendment, and – that we have the promise of staff support to make it work. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD ADOPT THE PROPOSED AMENDMENTS TO APPENDIX Q OF THE *CODE OF THE COUNTY OF FAIRFAX, VIRGINIA*, AS SET FORTH IN ATTACHMENT A OF THE STAFF REPORT DATED OCTOBER 28<sup>TH</sup>, 2014.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt these code changes, as articulated by Ms. Hedetniemi, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hedetniemi: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD ADOPT THE PROPOSED AMENDMENTS TO CHAPTER 61 (BUILDING PROVISIONS) OF THE *CODE OF THE COUNTY OF FAIRFAX, VIRGINIA*, AS SET FORTH IN ATTACHMENT OF THE STAFF REPORT DATED OCTOBER 28<sup>TH</sup>, 2014.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hedetniemi: Finally, Mr. Chairman, I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED AMENDMENTS BECOME EFFECTIVE AT 12:01 A.M. ON JANUARY 1, 2015, AND THAT THE REVISED FEES SHALL BE APPLICABLE TO ANY SUBMISSIONS AFTER THAT DATE.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of that motion? All those in favor of the motion, as articulated by Ms. Hedetniemi, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hedetniemi: That's it.

Chairman Murphy: Thank you very much.

Commissioner Hedetniemi: Thank you.

Chairman Murphy: And I'd like to thank Mr. Patteson and Mr. Stonefield for coming to our Land Use Process Review Committee the other night to give us a briefing on this and I just want to say that with the testimony we have from NAIOP and from NVBIA – this is a win-win situation for everyone. It expedites the process without losing the quality of the review system and I appreciate the staff's work on this and the work with industry. That's how we get things done in Fairfax County. Thank you very much.

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(Each motion carried by a vote of 12-0.)

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PA 2013-III-UP1 – COMPREHENSIVE PLAN AMENDMENT  
(LAKE ANN VILLAGE CENTER/RESTON CRESCENT) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approx. 41 ac. generally located south of Baron Cameron Avenue, west of Wiehle Avenue, north of Lake Anne and east of North Shore Drive on Tax Map 17-2 in the Hunter Mill Supervisor District. The subject area, known as the Lake Anne Village Center in Reston, VA is planned for Residential Planned Community with a mix of uses and intensities including up to 1,698,000 square feet (SF) of residential use or 1,415 dwelling units (DUs) and 219,000 SF of non-residential uses

under a Redevelopment Option; up to 1,842,000 SF of residential use or 1,535 DUs and 113,000 SF of non-residential uses under a Full Consolidation Option. The Millennium Bank building is currently planned to be retained. The Amendment will consider changes related to recommendations on the Full Consolidation Option, redevelopment of the Millennium Bank building, heritage resources, and transportation. HUNTER MILL DISTRICT.  
PUBLIC HEARING

Jennifer Bonnette, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended adoption of PA 2013-III-UP1.

Chairman Murphy called the first listed speaker.

Lynne Strobel, 2200 Clarendon Boulevard, Suite 1300, Arlington, representing Walsh, Colucci, Lubeley & Walsh, PC, stated that she was speaking on behalf of Lake Ann Development Partners (LADP). She explained that the redevelopment of Lake Ann Village Center was an objective for both the County and the Reston Community, stating that this process had been initiated in 1998 when Lake Ann was designated as a Commercial Revitalization Area. She stated that the Comprehensive Plan had been amended in 2009 after numerous studies, evaluations, and community outreach efforts to reflect a planned redevelopment of the Lake Ann Village Center through a coordinated development among Land Units A, D, and E. Ms. Strobel pointed out that Land Unit D was an apartment complex owned by the County and the Board of Supervisors authorized a redevelopment of this facility in 2012 to facilitate the revitalization of the area. She then said that LADP had submitted an application, which was currently under review, and this application proposed to redevelop the existing apartment complex with a mixed-use development that included 185 affordable dwelling units. She added that LADP's plan would also incorporate Land Units A and D into the redevelopment, incorporating office and retail uses consistent with the overall character of Reston. Ms. Strobel stated that the proposed Amendment was consistent with LADP's redevelopment plan, noting that the Amendment would not modify the Plan text recommending the removal of the Millennium Bank Building. She indicated that the Fairfax County Architectural Review Board (ARB) endorsed removing the Millennium Bank Building, which LADP did not object to. She then said that she supported adoption of the proposed Plan Amendment because it would facilitate the revitalization of the Lake Ann area.

Richard Thompson, 11400 Washington Plaza West, Reston, said that he was the President of the Board of Directors of the Lake Ann Reston Condominium (LARC). He pointed out that LARC was one of the principle owners of Land Unit A. He then indicated that LARC supported efforts to revitalize the Lake Ann Village area, explaining that LARC had coordinated with the County on these revitalization efforts and favored facilitating revitalization efforts at the site. Mr. Thompson added that while LARC recognized that the revitalization would affect the visibility and environment of the surrounding area, the proposed designs submitted by LADP would be consistent with the character of the surrounding development. He stated that he supported adoption of the proposed Amendment, adding that he also favored removal of the Millennium Bank Building.

Chairman Murphy called for speakers from the audience.

Elizabeth Arguelles, 1601 N. Washington Plaza, Reston, said that she owned a business in the existing Millennium Bank Building and indicated that she favored redeveloping the Lake Ann area. However, she also expressed concern about removing the Millennium Bank Building.

In response to questions from Commissioner de la Fe, Ms. Arguelles confirmed that she had a 10-year lease with the Millennium Bank Building. A discussion ensued between Commissioner de la Fe and Ms. Arguelles regarding the timeframe for redeveloping the Lake Ann area wherein Commissioner de la Fe explained that the terms of the lease would address her concerns, adding that the current timeframe for redevelopment would limit the effect on her business.

Karen Compton, 1610 Waters Edge Lane, Reston, expressed concern about the absence of playgrounds in the proposed redevelopment for the subject property and recommended incorporating these features. She also expressed concern about the impact the redevelopment would have on Lake Ann, pointing out that the depth of the lake had changed significantly. She added that Lake Ann had not been regularly dredged. In addition, Ms. Compton said that Lake Ann was subject to flooding during heavy storms. She also expressed concern regarding the status of the land dam located near Wiehle Avenue, saying the proposed redevelopment would increase traffic along this area.

There being no more speakers, Chairman Murphy called for closing remarks from Ms. Bonnette, who declined.

Commissioner de la Fe pointed out the lengthy timeframe in which staff had been coordinating on the proposed amendment. He said that the proposed amendment would make the Comprehensive Plan consistent with the redevelopment goals for the Lake Ann area, subject to the economic factors that would affect this development. He also noted the scope of the proposed modifications to the Plan text, adding that transfer of the Millennium Bank Building from Land Unit F to Land Unit A was the most significant change. Commissioner de la Fe stated that the ARB had expressed concern about this transfer because the existing Plan text incorporated the Millennium Bank Building into the historic area of Lake Ann, but indicated that the ARB did not object to this transfer to help achieve the redevelopment goals for the area. He then addressed the concerns raised by Ms. Compton, pointing out that the Reston Association owned and maintained the land dam. He added that these concerns could be addressed during the evaluation process for LADP's application and the proposed Plan Amendments were intended to facilitate revitalization efforts in the area.

There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case.

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Chairman Murphy: Public hearing is closed. I've got it.

Commissioner de la Fe: Okay, thank you very much. Mr. Chairman, I – as I stated – I believe that with the Plan Amendment that we are recommending approval for tonight is one that will help bring revitalization to Lake Ann Village Center, something that everyone in the community wants. And it – and I think that it – there's general agreement that after all that has gone on for the last, not only, five years since the current plan was that - been with the five years that preceded the study that preceded that amendment. I believe that we can now move forward to the point that we actually may be able to do something at Lake Ann. Mr. Chairman, I support Plan Amendment 2013-III-UP1, which includes the following modifications to the current plan:

- It revises the boundary between Land Unit A and Land Unit F so that the land area of the Millennium Bank building would shift to Land Unit A;
- Removes Land Unit E from the full consolidation option;
- Increases the recommended non-residential use in Land Unit D under the full consolidation option from 4,000 square feet to 48,000 square feet; and
- Demolishes the existing gas station if redevelopment – if redevelopment under the full consolidation option;
- Increases the total non-residential development from 109,000 square feet to 153,000 square feet under the full consolidation option; and
- Strengthens the existing recommendations concerning the timing of the realignment of Village Road.

Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2013-III-UP1, FOUND ON PAGES 18 THROUGH 26 OF THE STAFF REPORT DATED OCTOBER 29, 2014.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt PA 2013-III-UP1, say aye.

Commissioners: Aye

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Thank you for coming, Bob.

Chairman Murphy: Thank you. I want to recognize again Bob Simon. I hope I don't embarrass him, but he takes an active role in what goes on in Reston. And he's working his way towards his

101<sup>st</sup> birthday so, you know, that's a great tribute to you for keeping involved in the land use process of Fairfax County. Congratulations.

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(The motion carried by a vote of 11-0. Commissioner Lawrence was not present for the vote.)

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PA 2013-III-FC1(A) AND PA S13-III-FC1 – COMPREHENSIVE  
PLAN AMENDMENT (FAIRFAX CENTER AREA  
SUBURBAN CENTER PHASE I) – to consider proposed  
revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns the Suburban Neighborhood and Low Density Residential Area portions of the Fairfax Center Area, consisting of approx. 2,700 ac. generally located along Lee Highway (Route 29), Lee Jackson Memorial Highway (Route 50) and Stringfellow Road in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The area is planned for low density residential uses with some office and retail uses. The Amendment will consider revisions to the Fairfax Center Area portion of the Comprehensive Plan. The revisions primarily focus on editorial updates for the areas and organizational changes to where the recommendations are located in the document. These updates include the modification of some land use recommendations to reflect implementation. Additionally, the land use and intensity recommendations for portions of the area are proposed to be amended. Tax Map parcels 55-4 ((1)) 9A, 11, 11A, and 14; 55-4 ((1)) 30, 31, 33, 34, 35, and 36B (12710, 12716, 12723 to 12815 Lee Highway), are currently planned for residential use at a range of 1-2 du/ac. The amendment will consider options for residential use up to 3 du/ac. Tax Map parcels 56-2 ((1)) 62, 63B, 63C, 66, 67A (pt.), and 67B (11611 to 11725 Lee Highway and 4401 Village Drive) are currently planned for office use up to .25 FAR at the overlay level. The amendment will consider adding guidance to support alternative uses such as assisted living or residential use at 2 du/ac. Tax Map parcels 56-2 ((4)) 2, 4, and 6 (pt.) (11335 and 11343 Lee Highway) are currently planned for office use up to .25 FAR at the overlay level. The amendment will consider an option for residential use up to 3 du/ac. Recommendations relating to the transportation network may also be modified. BRADDOCK, PROVIDENCE, SPRINGFIELD, AND SULLY DISTRICTS. PUBLIC HEARING.

Chairman Murphy announced his intent to defer the decision only on these items to a date certain of Thursday, November 20, 2014, at the conclusion of the public hearing. He added that the Board of Supervisors' public hearing for these items would be held on Tuesday, December 2, 2014.

Kimberly Rybold, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended adoption of PA 2013-III-FC1(A) and PA S13-III-FC1.

Chairman Murphy said that the Braddock District and the Springfield District had each organized a working group to evaluate these proposed amendments. He then announced that the chairman of each working group would be allotted 10 minutes to speak on these amendments. In addition, he recited the rules for public testimony for Plan Amendments. Chairman Murphy also noted that the letters and petitions submitted prior to the public hearing and during the deferral period would be entered into the public record for these amendments and forward to the Board of Supervisors.

Jeffrey Saxe, Chairman, Springfield District Working Group (SDWG), said the SDWG focused on Sub-Units M2 and S1 in reviewing the proposed amendments. He explained that these two sub-units were zoned commercial and included uses such as a vehicle towing facility, a motel, and an equipment rental shop. He indicated that the Comprehensive Plan discouraged intensifying these uses and favored redeveloping these parcels as residential property. Mr. Saxe stated that after coordinating with developers on possible options for these parcels, which were a residential development or an assisted living facility, the SDWG recommended that the density be increased from two dwelling units per acre to four units per acre, subject to the consolidation with neighboring parcels and the elimination of the existing commercial use. He said that the neighboring community around these two sub-units had expressed concern about the increased density and after conducting a community meeting, the SDWG revised its recommendation for Sub-Unit M2 to favor retaining the existing density on the parcel at two dwelling units per acre. He noted that this recommendation differed from staff's recommendation, which included increasing the density on this sub-unit to three dwelling units per acre. Mr. Saxe stated that the SDWG had also conducted a meeting with neighboring community around Sub-Unit S1 and concerns had been expressed regarding traffic and the overcrowding at Willow Springs Elementary School, but he indicated that the SDWG still favored increasing the density from two dwelling units per acre to three dwelling units per acre because it was determined that the school could accommodate the projected increase in students. He added that the additional density would facilitate the redevelopment of the area. In addition, he stated that the neighboring community around Sub-Unit S1 had expressed concern about the planned extension of Tractor Lane, but noted that the SDWG did not make a recommendation on this issue and favored addressing it at the time of rezoning. Mr. Saxe acknowledged the public concerns regarding the overcrowding at the schools in the area, but indicated that the SDWG's recommendations were appropriate and would encourage the consolidation and redevelopment of this area.

Vincent Picciano, Chairman, Braddock District Working Group (BDWG), said that the BDWG had coordinated with staff and the Braddock District Planning Office to gather input on possible

development options for parcels along Lee Highway. He then explained that the community favored redeveloping the land along this corridor with pedestrian-friendly developments such as retail, restaurants, trails, and bicycle paths. In addition, he stated that the community endorsed increased bus transportation along Lee Highway and the installation of a transit center. Mr. Picciano said that the BDWG discussed concerns regarding additional connectivity between neighborhoods. He then described the Fairfax Center Area, noting its size and the presence of major roadways, including Lee Highway. He also pointed out that the intersection at Waples Mill Road and Shirley Gate Road, as well as the intersection at Monument Avenue and Route 29, had been identified as locations for a possible interchange. He then expressed concern about the impact these developments would have on the surrounding community. In addition, Mr. Picciano stated that any redevelopment along Lee Highway should consider the potential impact on the Occoquan Watershed. He pointed out that the BDWG focused on Sub-Units U1 and V2. He then explained that Sub-Unit U1 was zoned commercial and a developer had proposed to construct an assisted living facility on this parcel. He noted that the surrounding property owners had expressed opposition to this development due to concerns about the height of the structure, but indicated that the BDWG supported an assisted living facility at the site, provided that it included sufficient buffering, open space, and internal circulation. In addition, Mr. Picciano stated that a child care center had been proposed for Sub-Unit U1, but noted that the community had expressed concern about safety and traffic impact. He then indicated that the BDWG supported staff's recommendation for Sub-Unit V2 to retain its current zoning, pointed out that this parcel contained an existing mobile homes and retail development. He added that this parcel could accommodate additional affordable housing. Mr. Picciano also said that there were no plans to redevelop Sub-Unit V2 and the BDWG favored utilizing the site as a gateway area by incorporating additional residential and retail development. He noted that this parcel was also located within the Occoquan Watershed, which would create additional challenges in redeveloping the area. He then commended staff and the surrounding community for their work on these amendments.

Commissioner Hurley asked staff to elaborate on how mobile home developments contributed to the County's goals for expanding affordable housing. Ms. Rybold explained that the Policy Plan articulated the guidelines for retaining mobile home developments in the County and the proposed amendments would recognize that Sub-Unit V2 was planned for a mobile home development. She then stated that there had been previous attempts to redevelop this parcel to modify the location of the existing mobile homes, but it was determined that these mobile homes should remain on the site. Ms. Rybold added that the Policy Plan identified mobile home developments as a source of affordable housing and prescribed guidelines for determining whether such sites should be redeveloped.

Commissioner Flanagan pointed out that the Policy Plan endorsed protecting mobile home developments, but noted that the staff report did not sufficiently accommodate this policy. Referring to the depictions of the existing mobile home development in Sub-Unit V2 on page 16 in the staff report, Ms. Rybold said that the proposed amendments referred to Appendix 10 of the Policy Plan, which articulated this provision in the Policy Plan.

Chairman Murphy called the first listed speaker.



Claudette Ward, 5270 Tractor Lane, Fairfax, did not support the proposed amendments, expressing concerns regarding the density of Land Unit S. She said that she and the surrounding community favored retaining the existing density of this unit at two dwelling units per acre, explaining that higher densities would not be compatible with existing communities, such as Hampton Woods, Hampton Forest, and Crystal Springs. Ms. Ward then expressed support for the current recommendations in the Comprehensive Plan to develop Land Unit S with low-density residential and discourage expansion of the existing commercial uses in the area. She also suggested that additional text be incorporated into the recommendations for the Land Unit S, as shown on Pages 43 and 44 of the staff report, to require that any redevelopment in this area be compatible with the surrounding residential area. She recommended the deletion of the proposed Plan text shown on pages 43 and 44 of the staff report, which recommended residential use at a higher density and additional consolidation of surrounding parcels that would be accessed by Tractor Lane. (A copy of Ms. Ward's statement is in the date file.)

When Chairman Murphy asked Ms. Ward to clarify her position, she indicated that she favored retaining the existing Plan Text, adding that she also suggested the following revisions to the proposed Amendments:

- Add text that recommended the widening of Lee Highway to six lanes;
- Add text that recommended the construction of a service road along Lee Highway to Summit Drive to provide access to the parcels in Land Unit S if they were redeveloped; and
- Add text that recommended the construction of a pedestrian and bicycle trail along Lee Highway.

Referring to Ms. Ward's statement, Commissioner Hart pointed out that she also suggested adding Plan text that discouraged certain uses on commercial properties, such as adult video stores. He then explained that the scope of the Comprehensive Plan was limited to developers seeking certain modifications to a property, such as a Rezoning and Special Exception, and pointed out that sites already zoned C-8 permitted uses such as adult video stores by-right. He added that by-right uses were not subject to approval from the Planning Commission or the Board of Supervisors and the Comprehensive Plan could not prohibit these uses on a property.

When Commissioner Litzenberger asked about the surrounding community's support of the existing commercial development located along Lee Highway in Land Unit S, Ms. Ward indicated that the community did not object to this development, adding that higher-density residential or commercial development at this site was not feasible.

Eileen Jurgutis, 5405 Harrow Court, Fairfax, stated that she did not support the recommendations for Sub-Units S1 and M2 articulated in the proposed Amendments, adding that she favored retaining the existing Plan text for these parcels to preserve the existing character of the neighborhood. She then gave a presentation where she explained the following:

- The existing low-density development in Lots 30 and 31 of Land Unit S were currently zoned R-1;
- The existing dwelling units on Lots 30 and 31 were large, one-acre residences of significant land value;
- The residential development on surrounding lots were similar in size and land value;
- The features of an assisted living facility were not compatible with the surrounding development in Sub-Units S1 and M2; and
- The development of an assisted living facility on Sub-Units S1 and M2 would negatively impact home values in the area.

(A copy of Ms. Jurgutis' presentation is in the date file.)

Justin and Wendy Littman, 12705 Sebastian Drive, Fairfax, expressed support for SDWG's recommendation to retain the existing Plan text for Sub-Unit M2 because the additional density recommended by the proposed amendments would adversely impact the Willowmeade community. Mr. and Ms. Littman gave a presentation that explained the following:

- The Comprehensive Plan required that new development around the Willowmeade community be compatible with the character of this neighborhood;
- The dwelling units in the Willowmeade community were low-density developments on one-acre lots;
- The lots within the Willowmeade were heavily wooded;
- The character of the Willowmeade community differed from the surrounding communities due to the presence of dense tree cover and significant animal populations;
- The construction of high-density housing in the Willowmeade community would require clearing some of the dense tree cover, which would disrupt the character of the community;
- The incorporation of additional dwelling units in the Willowmeade community would have a negative impact on the traffic entering and existing the community from Lee Highway;
- The existing traffic patterns along Lee Highway at the entrance to the Willowmeade community were subject to frequent congestion during peak-hour periods;

- The construction of additional dwelling units in the Willowmeade community would worsen the current overcrowding at the schools in the area; and
- The existing commercial development near the Willowmeade community had been committed to preserving the character of the neighborhood and recommending additional density would negatively impact this community.

(A copy of the Mr. and Ms. Littman's presentation is in the date file.)

When Chairman Murphy asked Mr. and Ms. Littman to clarify their position, they stated that they favored retaining the existing language in the Comprehensive Plan for Sub-Unit M2.

Laura Buice, 5502 Ashleigh Road, Fairfax, voiced opposition to certain recommendations in the Plan Amendments, echoing remarks from previous speakers regarding the negative impact that higher density developments would have on established low-density communities. She also expressed concern about the impact that high-density development would have on the Willowmeade community and the local school system, adding that the Fairfax County School Board had not had sufficient time to study the effects of increased development on the school system in this area. Ms. Buice pointed out that the schools around the Willowmeade community were overcrowded and recommending higher-density development would worsen this situation, citing previous instances where re-districting issues and the construction of an apartment complex led to greater-than-expected enrollment increases at nearby schools. In addition, she stated that efforts to coordinate with developers on addressing the overcrowding issue at the schools had not been successful. Ms. Buice also expressed concerns on the safety of students walking to the schools from Willowmeade and the associated traffic impact generated by the school, adding that higher-density development would intensify these issues.

Chairman Murphy asked Ms. Buice to clarify her position regarding the proposed amendments. Ms. Buice stated that she favored retaining the existing Plan text for the Willowmeade community.

Ava Wentz, 12722 Olivia Drive, Fairfax, representing the Willowmeade Civic Association, asked that members of the Willowmeade community in the audience to stand and be recognized. She said that she opposed the proposed Plan amendments because she did not support the recommended increase in density for Sub-Unit M2 to three dwelling units per acre. She stated that she favored retaining the existing Plan text for the Willowmeade community because it would encourage development that was consistent with the character of this community. Ms. Wentz described the low-density character of the Willowmeade community and indicated that the increased density recommended for Sub-Unit M2 in the proposed amendments would permit up to a 33 percent increase in the number of dwelling units in the community. She then stated that this increased density would have a negative impact on the existing setbacks, sidewalks, and roads in the Willowmeade community. She also said that the lot sizes for a development of greater density would not be compatible with the surrounding community. Ms. Wentz pointed out that the Willowmeade community maintained significant tree cover around the low-density developments and permitting development at a greater density would reduce the amount of tree

cover in the community. In addition, she echoed remarks from previous speakers regarding the community's support for the existing commercial development located near the Willowmeade community. She also indicated that additional density in the Willowmeade community would have negative impacts on the environment and stormwater drainage, noting that a stream that ran through the community was already subject to flooding after the development of another residential community nearby. Ms. Wentz then reiterated that the existing Plan text for Sub-Unit M2 should be retained because it would preserve the environment, wildlife, and character of the Willowmeade community. (A copy of Ms. Wentz's statement is in the date file.)

Tracy Mason, 5515 Ashleigh Road, Fairfax, stated that she resided in the Willowmeade community and her children attended the local schools. She echoed remarks from previous speakers regarding the character of the Willowmeade community and the recommendations for higher-density development in this community being unfeasible. Ms. Mason said that she created a petition that endorsed preserving the existing density for the Willowmeade community, which had garnered 279 signatures. She then asked members of the audience who supported this petition to stand and be recognized. Ms. Mason also echoed remarks from previous speakers regarding the impact that permitting additional density around Willowmeade would incur on the already overcrowded schools, noting the safety concerns and traffic impact caused by this overcrowding. In addition, she stated that the projected enrollment increases that would be incurred by a higher-density development around Willowmeade were inaccurate and recommended additional study on this issue.

When Chairman Murphy asked Ms. Mason to confirm her opposition to the proposed Amendments, Ms. Mason stated that she favored retaining the existing Plan text to retain the current density at the Willowmeade community, adding that she also favored additional coordination with Fairfax County Public Schools to determine the impact of future developments.

Answering questions from Commissioner Flanagan, Ms. Mason said that she had not received notice about the proposed amendments until early October. She also indicated that she had not received notifications regarding meetings of the task force for these amendments and the community had been unable to participate in these meetings.

Karan Shaffer, 5223 Summit Drive, Fairfax, stated that she resided in the Crystal Springs community and noted that she had been a member of the SDWG. She then said that she concurred with concerns raised by the Crystal Springs community regarding traffic congestion along Lee Highway, overcrowding at local schools, impacts on the local environment, and impacts on water quality. In addition, Ms. Shaffer echoed remarks from previous speakers regarding the environment and wildlife at the Willowmeade community, saying that she favored implementing conservation easements near certain lots to preserve this environment. She also cited another development where similar easements were utilized to protect existing environmental features near an established neighborhood. Ms. Shaffer said she also endorsed retaining the existing density recommendations in the Comprehensive Plan of two dwelling units per acre for Lots 29, 30, and 31 in Sub-Unit S1, which were located adjacent to the Crystal Springs community. In addition, she acknowledged the need for assisted living facilities, but she

stated that the density of such a development was too high for Lot 31 because the size of the lot was restrictive. Ms. Shaffer also noted that she did not support increasing the amount of impervious surface around her community and along Lee Highway.

Sarah Hall, 4020 University Drive, Suite 300, Fairfax, representing Blankingship & Keith, said that she was speaking on behalf of the owners of Lots 30 and 31 in Sub-Unit S1. She pointed out that there was an existing motel located on Lot 31, which was a non-conforming use because it was a commercial establishment on a parcel zoned R-1. Ms. Hall explained that this lot had been planned for residential development at a density of one to two dwelling units per acre since 1982 and the proposed amendments did not include sufficient incentive to redevelop these properties. She stated that the owners concurred with the SDWG's recommendations for Sub-Unit S1, which endorsed redeveloping the property at a density of three units per acre. She added that this density would encourage consolidation and redevelopment for this and other properties. Ms. Hall said that the SDWG had revised its recommendation for Sub-Unit S1 by deleting the recommendation to provide access through Tractor Lane, but noted that the SDWG retained its density recommendation for these parcels. She then noted the importance of encouraging the redevelopment of properties that were no longer consistent with the surrounding area.

Sharon Warren, 5359 Summit Drive, Fairfax, echoed remarks from previous speakers regarding the recommendations for Sub-Units S1 and M2, saying that she favored retaining the existing density of two dwelling units per acre for these areas. She also echoed remarks from previous speakers regarding the existing environmental features within her community that were located within Sub-Unit S1. In addition, she pointed out that the traffic along Lee Highway was already significant due to numerous commercial and residential developments. Ms. Warren also expressed concern about the impact of increased density on Sub-Units S1 and M2 on existing tree canopy and water tables, which would negatively impact the quality of life of the residents in the community. (A copy of Ms. Warren's statement is in the date file.)

Jake Heinz, 12710 Heatherford Place, Fairfax, said that some of his children attended Willow Springs Elementary school. He then echoed remarks from previous speakers regarding the overcrowding of the schools serving the residents in Sub-Units S1 and M2. He added that overcrowded schools negatively impacted the student achievement at the schools, the quality of school facilities, and the home values of the surrounding neighborhood, adding that studies conducted by the real estate industry had concluded that lower-quality schools reduced the value of homes by approximately \$50 per square-foot. Mr. Heinz then described the potential impact on the home values for properties located in and around Sub-Unit S1, adding that this impact would negatively affect the tax base for the County. He said he favored retaining the existing Plan text, which recommended a maximum density of two dwelling units per acre for Sub-Units S1 and M2.

Lori Aragon, 5276 Tractor Lane, Fairfax, representing Hampton Woods I Homeowners Association, echoed remarks from previous speakers regarding the overcrowding at the local schools for the communities within Sub-Units S1 and M2. She also said that she supported the SDWG's recommendation to retain the existing density for Sub-Unit M2, saying that this additional density was necessary to redevelop some of the parcels. However, Ms. Aragon

indicated that she did not support the SDWG's recommendation to increase the density for Sub-Units S1 and S2 to three dwelling units per acre because this density was not consistent with the character of the surrounding neighborhood. She then said that she did not oppose the development of an assisted living facility, but she noted that since such a facility was already permitted under the existing zoning, an increase in density was not necessary. In addition, Ms. Aragon pointed out that consolidation was unlikely for the parcels on Sub-Units S1 and S2 because the owners of these lots did not intend to sell this land. She then said that she favored retaining the existing Plan text for these parcels to maintain the current density.

Chairman Murphy called for speakers from the audience.

Chuck Teets, 5300 Summit Drive, Fairfax, said that he resided in the Crystal Springs community. He then echoed remarks from previous speakers regarding the preservation of the existing environment surrounding the Willowmeade and Crystal Springs community, saying that he supports retaining the existing language in the Comprehensive Plan to limit the density of these communities to two dwelling units per acre and maintaining the existing environmental features. Mr. Teets acknowledged the presence of blighted properties along Lee Highway and non-conforming uses on certain lots, but he stated that recommending an increase in density for these areas was not an appropriate means of resolving these issues.

Collin Dunphy, 5615 Willow Crossing Court, Clifton, said that he attended Willow Springs Elementary School. He echoed remarks from previous speakers regarding the overcrowding issues at this school. He indicated that the overcrowding negatively impacted the buses by requiring too many students to sit in a seat. He also described the size of his classes, stating that the crowding at the school adversely impacted class and lunch schedules. Mr. Dunphy then stated that he favored retaining the existing Plan text to maintain the current density of Sub-Units S1 and S2.

Ann Trichilo, 5283 Tractor Lane, Fairfax, expressed concern about potential cut-through traffic along Tractor Lane if it were utilized as an access point for future development on Sub-Unit S1. She noted the size of her neighborhood and indicated that the cut-through traffic would negatively impact her community. Ms. Trichilo described the potential routes cut-through traffic would take to access Lee Highway and indicated that she opposed including Plan text in the proposed Amendments that recommended any modifications to Tractor Lane. She also echoed remarks from previous speakers regarding the overcrowding at the local school that served the residents in Sub-Units S1 and S2.

There being no more speakers, Chairman Murphy called for closing remarks from Ms. Rybold, who declined.

Chairman Murphy commended the speakers and the residents who attended the community meetings regarding these proposed amendments. He reiterated that the written testimony and presentations provided by the speakers would be made part of the record for these amendments,

adding that these amendments would also be subject to a public hearing before the Board of Supervisors.

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Since Chairman Murphy intended to make a motion for PA 2013-III-FC1(A) AND PA S13-III-FC1, he relinquished the Chair to Vice Chairman de la Fe.

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There were no further comments or questions from the Commission; therefore, Vice Chairman de la Fe closed the public hearing and recognized Commissioner Murphy for action on these cases.

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Vice Chairman de la Fe: Okay, the public hearing has been closed. This is – recognize Commissioner Murphy for a motion.

Commissioner Murphy: Thank you, Mr. Chairman. I WOULD MOVE THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON PA 2013-III-FC1(A) AND PA S13-III-FC1 TO A DATE CERTAIN OF NOVEMBER 20<sup>TH</sup>, WITH THE REMAINING OPEN FOR COMMENT.

Commissioners Hall and Hart: Second.

Vice Chairman de la Fe: Seconded by Mrs. Hall and Mr. Hart. Any comments from the Commission? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Mr. Murphy.

Commissioner Murphy: Thank you. One other thing – I would like to thank Kim and Megan and Tom for all their work. Probably their most arduous task was putting up with me through this process. Some of the things we had little disagreements on, but we're going to work them out. When this was designed and put into effect a couple of years and we presented it to the Policy and Procedures Committee – being a new study, not like the APR Reviews you used to before – Annual Plan Reviews that we're all used to – we did move in committee and also at the Planning Commission when we recommended to the Board of Supervisors that it adopt this new approach to planning in the County – that we monitor what's going on this year and then we would take measures or make suggestions to how to improve this plan, if this in fact is going to be the way the planning for the future is done in the County. We are very fortunate in the Braddock, Springfield, Providence, and Hunter Mill District – or Sully District, I'm sorry, to all be a part of this Fairfax Center group – study that is in process right now. Four districts, four supervisors – as

PA 2013-III-FC1(A) AND PA S13-III-FC1 –  
COMPREHENSIVE PLAN AMENDMENT  
(FAIRFAX CENTER AREA SUBURBAN CENTER PHASE I)

November 12, 2014

it boiled down to two districts with items – Braddock and Springfield – that we heard tonight. So we're in the experimental stage that's going to be binding for a long time. We're going to take it very seriously and I will make the motion as to what I think should be done on next Thursday.

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(The motion carried by a vote of 11-0. Commissioner Lawrence was not present for the vote.)

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At the conclusion of this case, Chairman Murphy resumed the Chair.

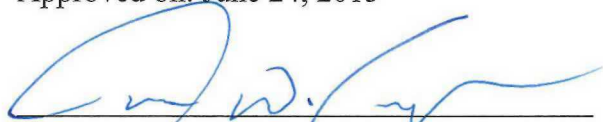
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The meeting was adjourned at 10:54 p.m.  
Peter F. Murphy, Chairman  
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved on: June 24, 2015

  
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John Cooper, Clerk to the  
Fairfax County Planning Commission